



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

Other Financial Services:

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance

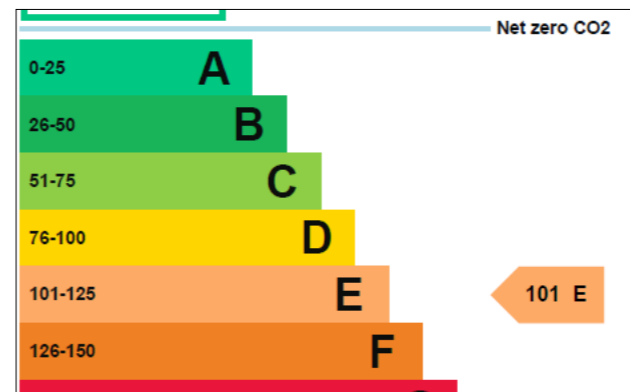


ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com



BUSHMILLS

71 - 73 Main Street

BT57 8QB

Offers Over £129,000

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000
www.armstronggordon.com

A remarkably spacious and versatile prime town centre retail unit, offering approximately 1,380 sq. ft of ground floor space. The property benefits from extensive additional land to the rear, including storage units with road access, providing excellent flexibility for a variety of business needs. With full retail use approved, this property is ideal for a wide range of commercial purposes and may offer potential for redevelopment (subject to planning consent). Viewings and access available via the agent.

Approaching Bushmills from either Coleraine, Portstewart or Portrush along the Dunluce Road, turn immediately right at the roundabout onto Main Street. No 71 will be the building on your right hand side just after the parking recess.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Main Shop:

35'7 x 18'1

Rear Shop:

18'10 x 17'1

Rear store area:

Subdivided into four areas.

Kitchen:

With stainless steel sink unit, high and low level built in units and integrated oven.

Derelict Flat:

FIRST FLOOR:

NO VIEWER ACCESS

Accessed through a separate door.

Open Plan Room:

25'5 max x 17'8

EXTERIOR FEATURES:

Outside to rear there are a variety of stores and yard extending to rear road access.

SPECIAL FEATURES:

- ** Prime Town Centre Location
- ** Commercial Unit Extends to 1380 Sq Ft Approx.
- ** Extensive Lands To Rear Of Shop Premises
- ** Large First Floor Area
- ** Full Retail Was In Place Having Previously Been Used As Fruit/Veg & Florist Shop
- ** No Access To First Floor For Safety Reasons

TENURE:

To Be Confirmed

NAV:

£4,750.00 (Rates: £2965.00 p/a approx.)

